

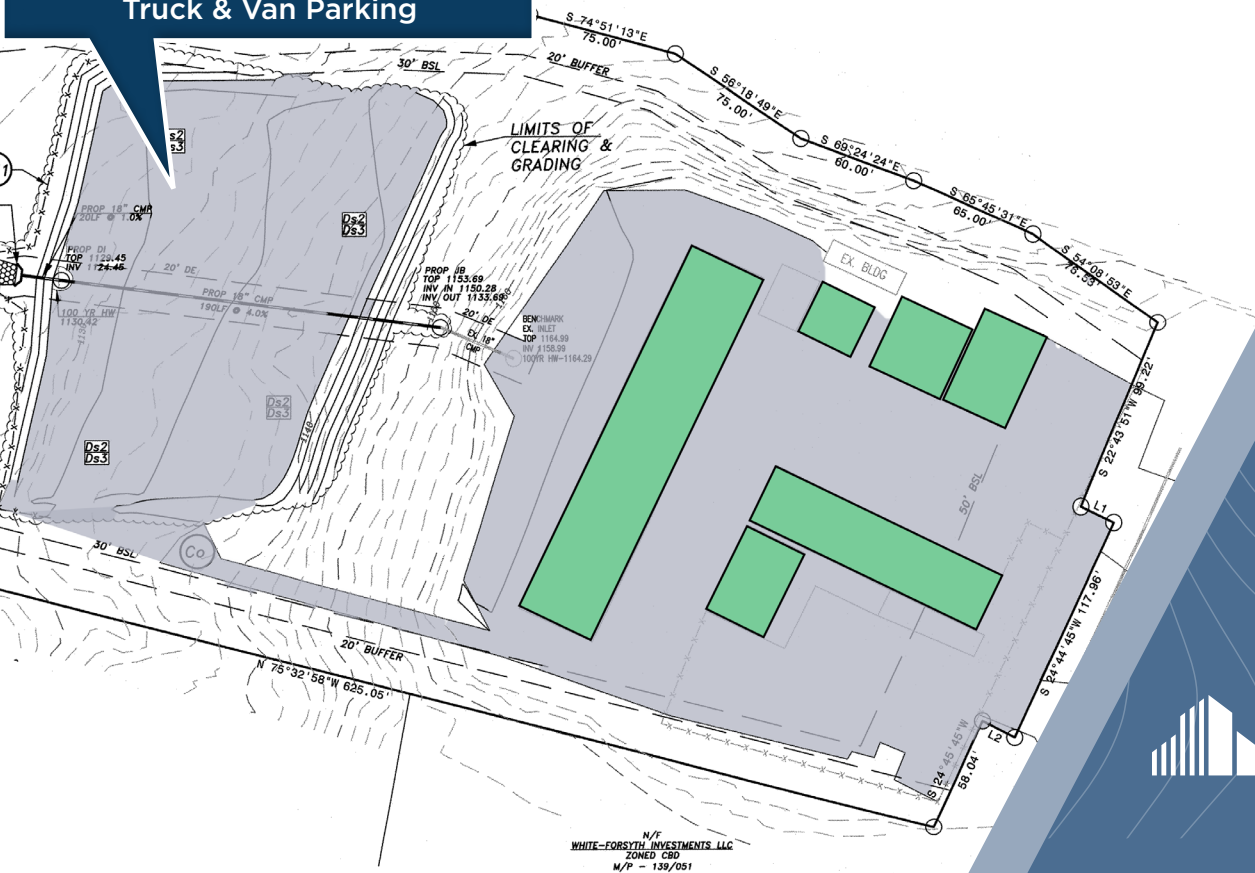


3496 PEACHTREE PKY

Suwanee, GA 30024

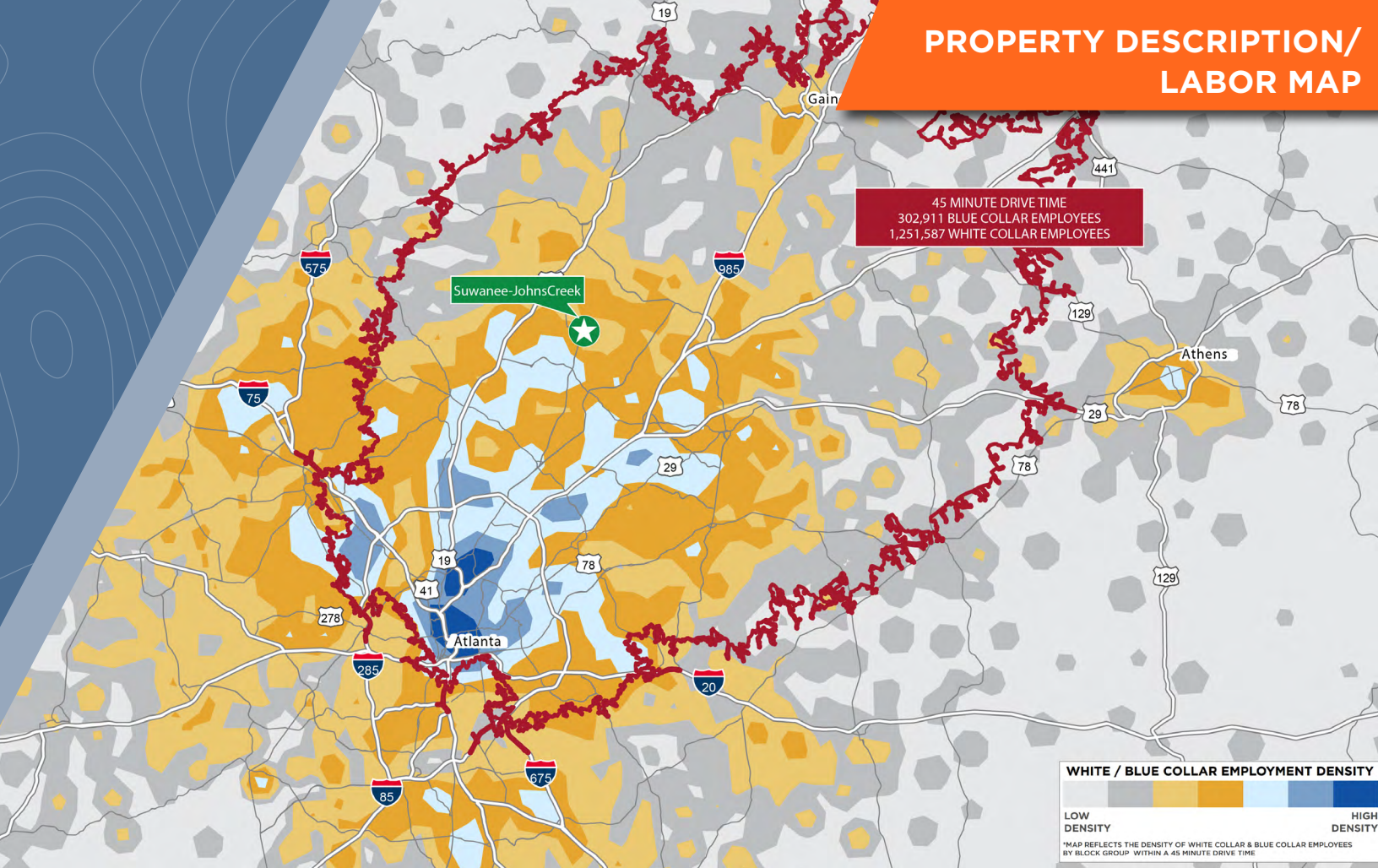
21,400 SF & 4.84 AC FOR LEASE

2.5 AC Secured Outside Storage/
Truck & Van Parking



CUSHMAN &
WAKEFIELD

PROPERTY DESCRIPTION/ LABOR MAP



**SINGLE/MULTI TENANT
PROPERTY**



**EXPANDABLE
PARKING**



**SECURED OUTSIDE
STORAGE**



FOR LEASE

ACRES ± 4.84

BUILDING CONFIGURATION OFFICE, WAREHOUSE & OUTSIDE STORAGE

DOCK DOORS 4

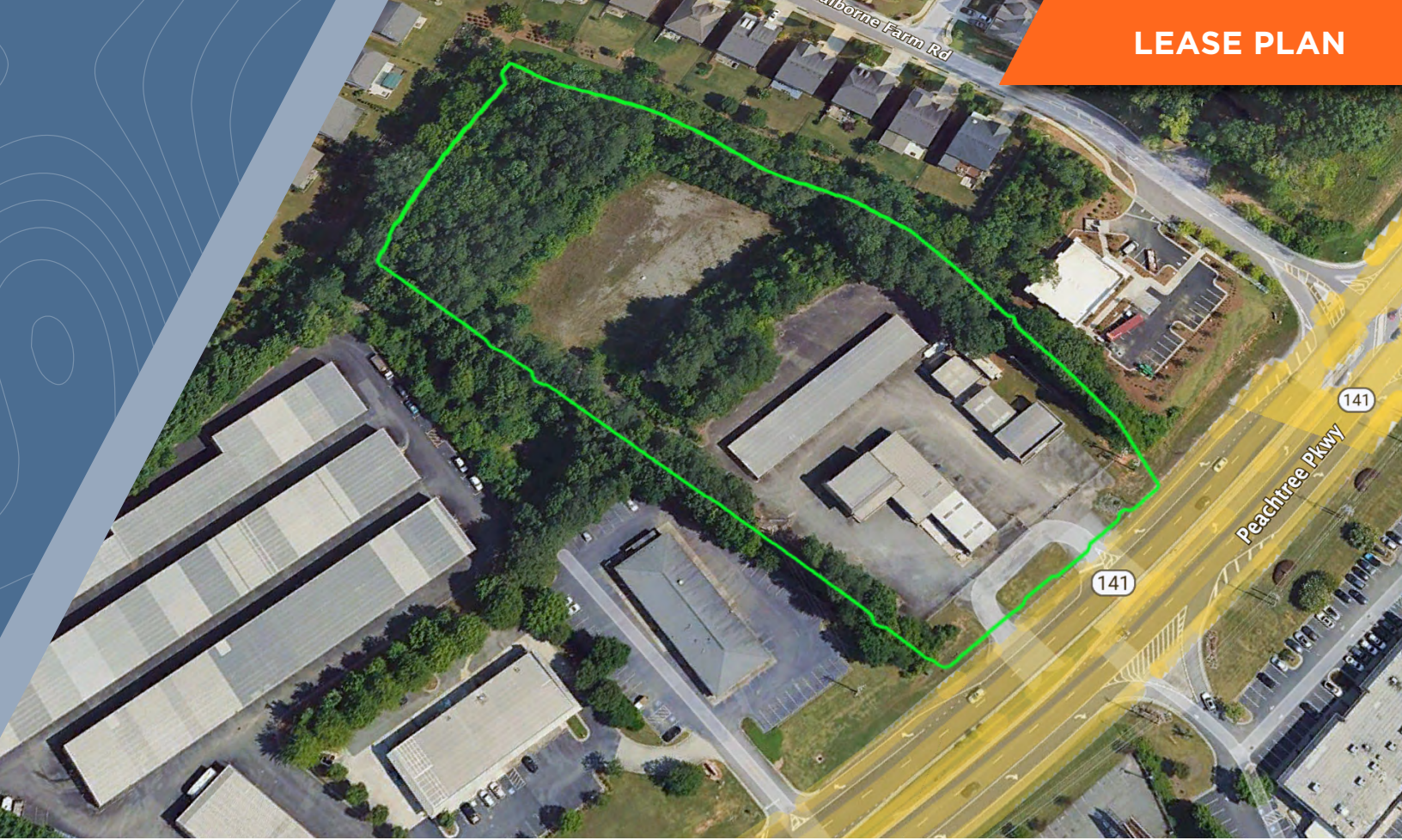
DRIVE IN DOORS 2

OFFICE SPACE + SHOWROOM 7,900 SF

WAREHOUSE 13,500 SF

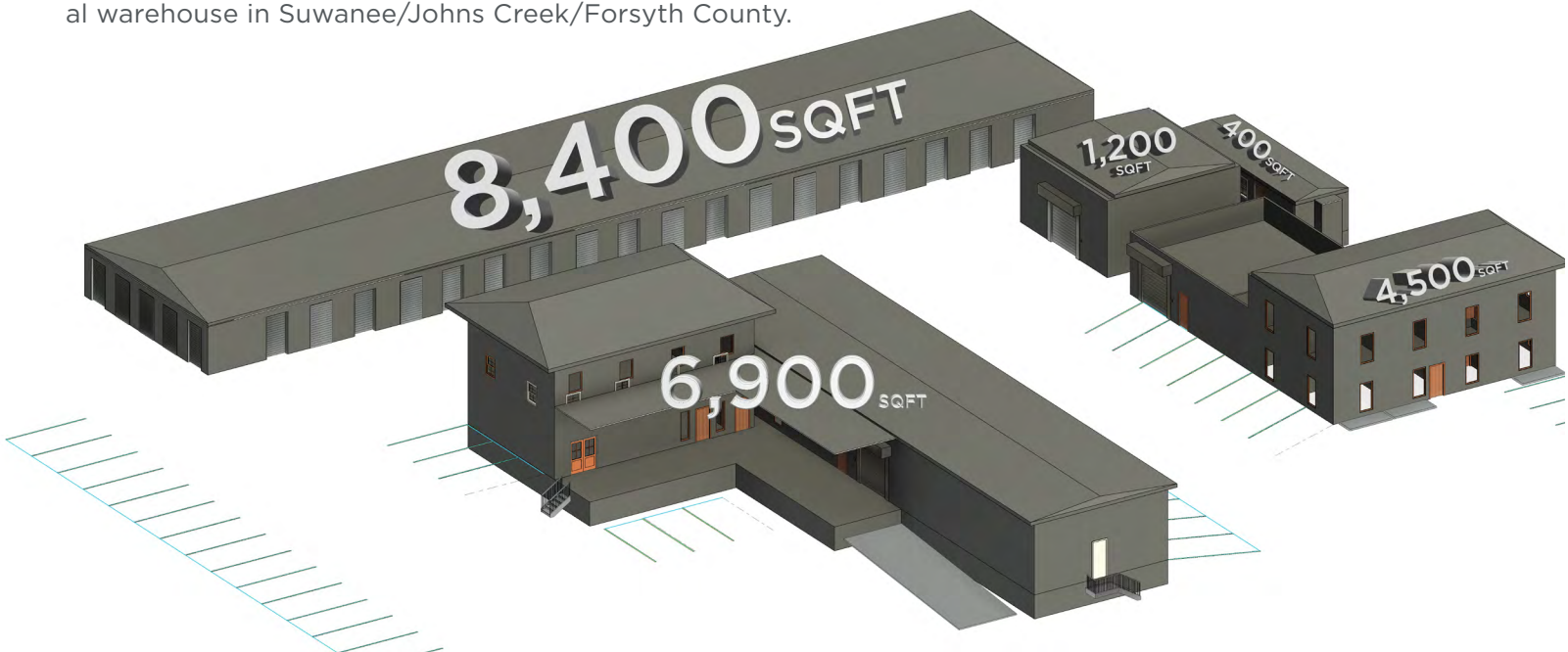
STRATEGIC BUSINESS LOCATION

Tailored for industrial ventures, this site permits warehouses, wholesale, and light manufacturing. A perfect setting for operations seeking compliance and operational excellence in Forsyth County.

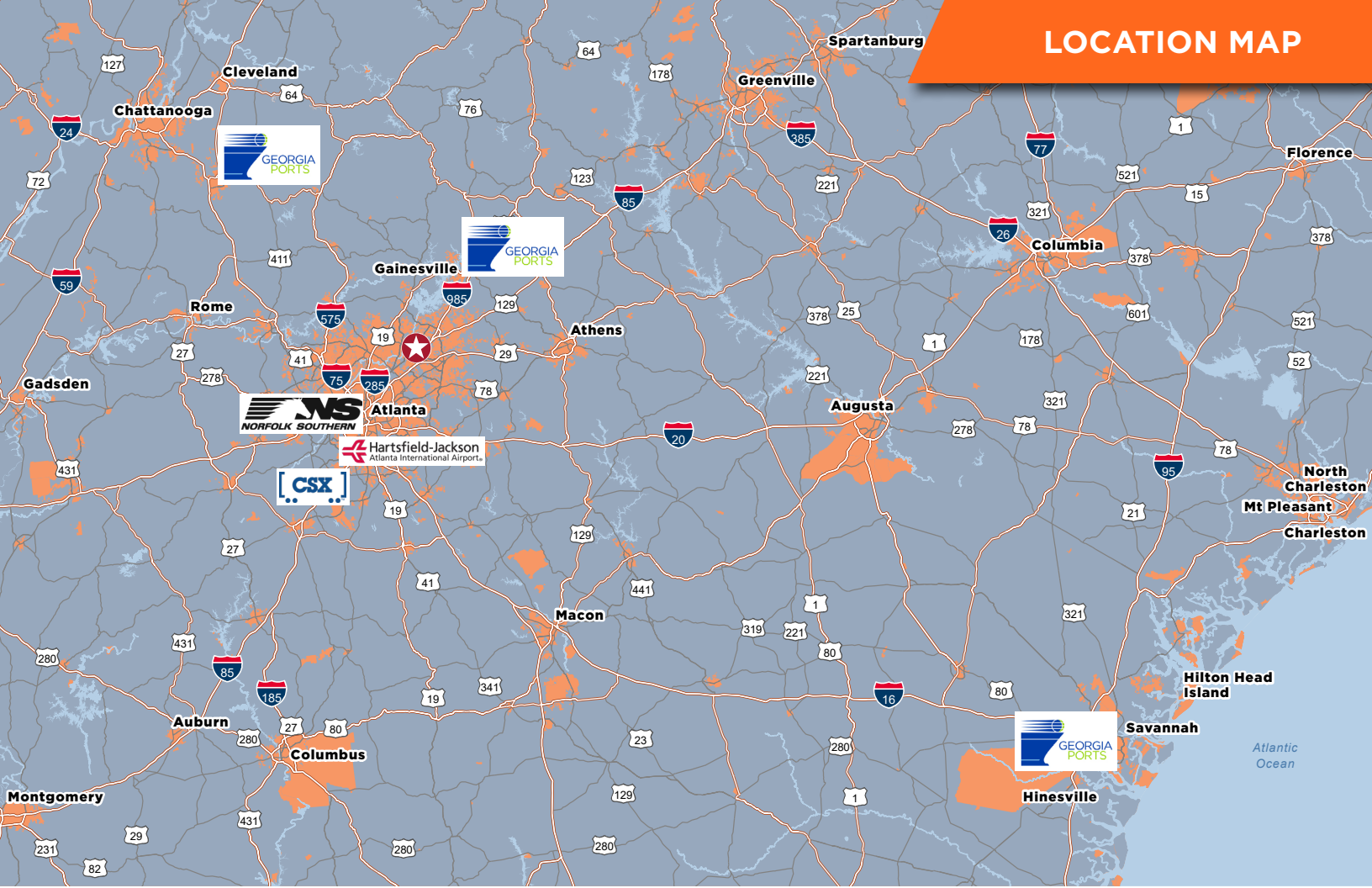


LEASE SPACE DETAILS

3496 Peachtree Pky offers an exceptional leasing opportunity for businesses looking to control a mission critical location embedded in one of the most affluent suburbs in the Southeast. The property can comfortably accommodate an operation that needs flexible workspaces encompassing office, warehouse and oversized parking/storage. Take advantage of this versatile and spacious facility that fosters collaboration and efficient operations in a prime location. This versatile warehouse facility is perfect for businesses seeking an industrial space with ample outside storage and easy access. With a combination of loading options, the property accommodates various logistics and operational requirements. Don't miss the opportunity to lease this prime industrial warehouse in Suwanee/Johns Creek/Forsyth County.



LOCATION MAP



DISTANCES TO INTERSTATES & HIGHWAYS



7 MILES



8 MILES



5 MILES



13 MILES

DISTANCES TO AIR, RAIL, PORT

Hartsfield-Jackson International Airport - **43 Miles**

Norfolk Southern Intermodal Inman Yard - **34 Miles**

CSX Intermodal Fairburn - **55 Miles**

Port of Savannah - **221 Miles**

Appalachian Regional Port - **80 Miles**

Future Northeast Georgia Regional Port - **38 Miles**





3496 PEACHTREE PKY

3496 Peachtree Pky, Suwanee, GA 30024

GILBERT VALDEZ, SIOR

Managing Director

Mobile +1 404 509 4482

Office +1 404 853 5207

gilbert.valdez@cushwake.com

CHASE WALKER

Senior Associate

Mobile +1 229 343 0933

Office +1 404 460 8670

chase.walker@cushwake.com

KELLY ANDERSON

Licensed Brokerage Specialist

Direct: +1 470 443 3505

Mobile: +1 404 863 1711

kelly.anderson1@cushwake.com

1180 Peachtree Street NE, Suite 3100

Atlanta, GA 30309

Main +1 404 875 1000

cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



**CUSHMAN &
WAKEFIELD**